



41 Efford Way, Pennington, SO41 8DA

£310,000

Mitchells
1963 — TODAY



*41 Efford Way
Pennington
Lymington
Hampshire
SO41 8DA*

A three bedroom mid-terrace family house modernised and extended in recent years and now presented in good order throughout. Other features of the property include a lovely position backing onto woodland, a good sized kitchen, two reception rooms, a private garden and an internal viewing is strongly recommended.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Landing
- Three Bedrooms
- Bathroom
- Two Garden Store Rooms
- Private Gardens



The Property

Entrance porch with UPVC double glazed front door and tiled flooring.

Entrance hall with stairs to the first floor.

A superb large sitting room with an outlook to the front and a wide arch leading through to the separate dining room.

Useful utility room with space for a tumble dryer, tiled flooring, twin UPVC double glazed casement doors onto the decking and a lovely open outlook over the rear garden.

Good sized kitchen fitted with a range of white wall and base units with a contrasting dark worktop and an inset sink unit with mixer tap over, integrated electric oven, four burner gas hob and extractor, space for tall fridge freezer, space and plumbing for a washing machine, tiled flooring, large storage cupboard and recess ceiling spotlights.

First floor landing with trap to the roof space and airing cupboard housing the wall mounted gas fired boiler.

Three good sized bedroom all with built in wardrobes.

Fully tiled bathroom fitted with a white suite comprising a shaped bath with a mixer tap and independent shower over and glass shower screen, wash basin with storage beneath, tiled flooring, recess ceiling spotlights and a chrome ladder style heated towel rail.

Separate WC fitted with a white suite.





Gardens & Grounds

The front garden is laid mainly to lawn with a textured paved pathway and raised beds.

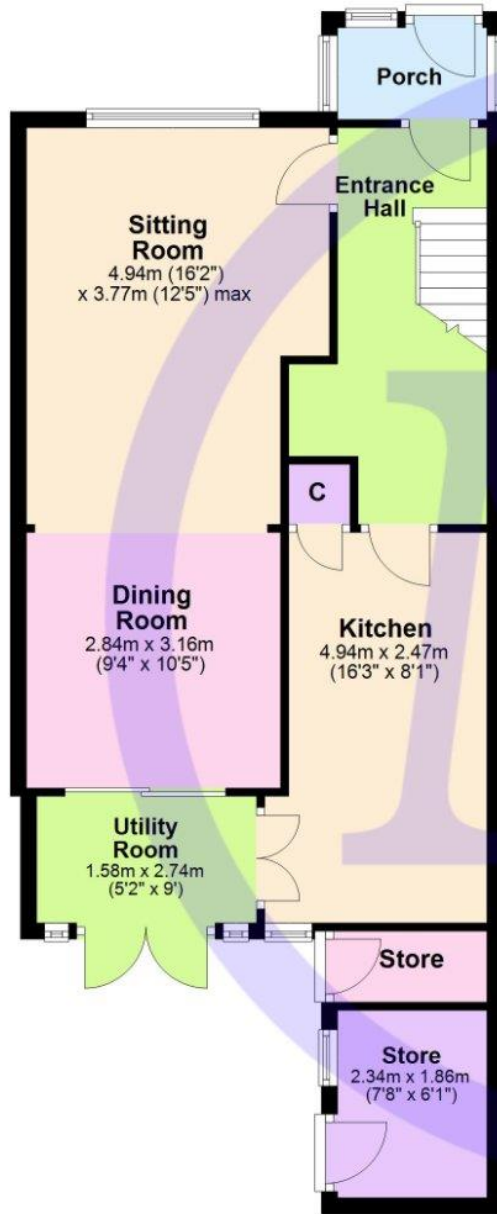
Adjoining the rear of the property is an area of raised timber decking with the remainder of the garden laid mainly to lawn enjoying a sunny aspect and a lovely private wooded backdrop and two useful garden store rooms.

Services

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

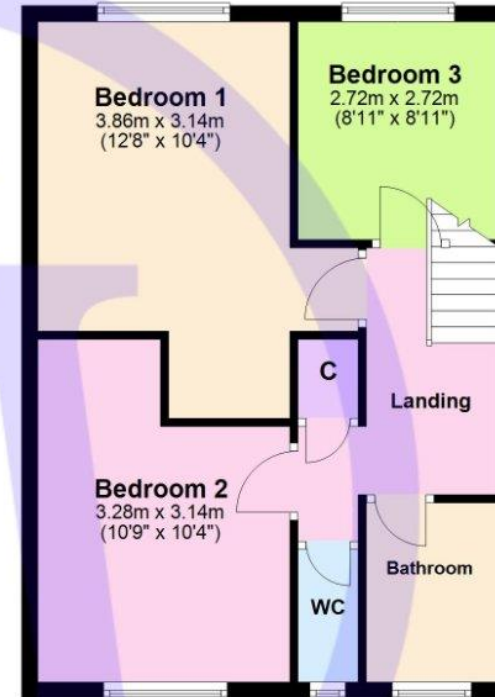
Ground Floor

Approx. 64.1 sq. metres (690.5 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 112.1 sq. metres (1206.1 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

Situation

The property is situated in the village of Pennington which is on the outskirts of the very popular Georgian town of Lymington. Lymington is well known for its Saturday market and attractive harbour and has the open forest of The New Forest National Park within easy reach.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across at the next roundabout and travel for approximately four miles. Upon reaching village of Pennington turn left into South Street. Take the third left into Meadow Road. At the T junction turn left into Mead Road and then first left into Eford Way. Follow the road round to the left where number 41 will be found after a short distance on your left hand side.





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